

DEMPSEY AUCTION

MULTI-PARCEL AUCTION

Thursday, April 7th, 2:00 pm | Rome, Floyd County, GA

ALL PROPERTIES SELL FROM the COOSA VALLEY FAIRGROUNDS, ROME, GA

- (10) Units of Rental Property located on Hooper Avenue in Lindale
- (4) Bedroom Executive Home located at 12 Mountain Brook Ridge SW
- (3) Bedroom, (1.5) Bath SFR Home located at 103 Wooten Drive SW
- (2) Building Lots located on Hillindale Drive - (1) Building Lot located on Economy Lane
- (1) Light Industrial Lot on Calhoun Highway - (1) Building Lot located on 12 Helen Street

The Estate of Daniel Moreno Ceballos – SELLING ABSOLUTE

(4) BEDROOM BRICK HOME:

12 Mountain Brook Ridge in Mountain Brook West (H14X 174)

- 4 Bedroom, 3.5 Bath Executive Brick Home on Large Fenced Lot
- Pool House with Bedroom, Full Kitchen
- Inground Pool
- Rome School District
- 2021 Property Taxes \$4,547

This property is available for inspection by appointment.



The Estate of Mr. Herman F. Robinson

10 Good Apartment Units Located on Hooper Avenue in the Pepperell School District - Zoning: H-T-R



DUPLEX: 206 A & B Hooper Avenue (J15Y 051)

- "A" is 1 Bedroom, 1 Bath / "B" is 2 Bedroom, 1 Bath
- Combined Rent: \$850.00 per month
- 2021 Property Taxes \$790.94

SINGLE FAMILY APARTMENT: (206 C) and STORAGE AREA: (J15Y 052)

- 2 Bedroom, 1 Bath
- Rent: 550.00 per month
- 2021 Property Taxes \$1145.12

(2) DUPLEXES: 208 and 210 Hooper Avenue (J15Y 053)

- 208 "A" & "B" and 210 "A" & "B" are all 2 Bedroom, 1 Bath
- Combined Rent: \$1,900per Month
- 2021 Property Taxes \$2170.88

TRIPLEX: 211 A B & C Hooper Avenue (J15Y 054)

- 211 "A" 2 Bedroom, 1 Bath / "B" 1 Bedroom, 1 Bath / "C" 2 Bedroom, 1 Bath
- Combined Rent: \$1550 per month
- 2021 Property Taxes \$1154.50

These parcels will be offered in Individual Tracts, Combinations of Tracts or as a Whole!!



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SFR HOME: 103 Wooten Drive (H131 250)

- (3) Bedroom, 1.5 Bath Home with Central Heat & Air & Good Roof
- Large Lot with All Utilities and Zoned L-T-R
- Rome School District
- Currently Rented for \$675
- 2021 Property Taxes \$1,074

This property is available for limited inspection by appointment.



VACANT LIGHT INDUSTRIAL LOT:

Located on Calhoun Highway (M10W 028):

- 105' x 535' x 127' x 509' Lot
- County Water & Natural Gas Zoned L-I
- Property Taxes: \$414.58



BUILDING LOT: Located at 12 Helen Street (J15W 260)

SELLING ABSOLUTE

- 168' x 139' x 189' x 130' Lot
- Water, Sewer, Gas, Zoned H-T-R
- Property Taxes: \$195.88



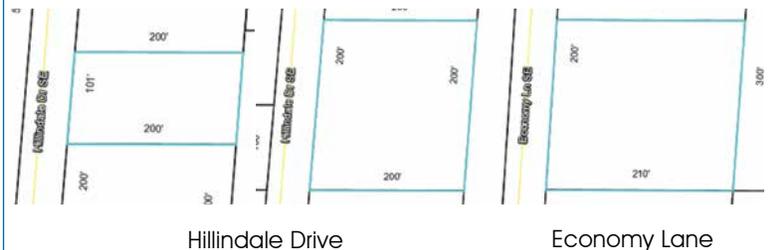
(3) Lots Located in 4 Lane Acres:

(2) BUILDING LOTS: Located on Hillindale Drive

(1) BUILDING LOT: Located on Economy Lane

SELLING ABSOLUTE

- PN# L15 035 200' X 101' Zoned SR Taxes: \$25.60
- PN# L15 037 200' X 200' Zoned SR Taxes: \$51.19
- PN# L15 075 210' X 200' Zoned SR Taxes: \$51.68



ONLINE BIDDING: Online Participation/Bidding will be available for the Real Estate through our Online MarkNet Platform

TERMS: 10% Buyer's Premium to be charged on all Purchases. 20% down with a balance due on or before 30 days from above date all properties except 12 Mountain Brook Ridge in Mountain Brook West (H14X 174) which is 10% down..

BROKER PARTICIPATION: Dempsey Auction Co will pay any licensed Broker/Agent a referral commission for any registered client who successfully closes on the property. CONTACT OUR OFFICE FOR PRECISE DETAILS.

NOTE: All information contained in this brochure was derived from sources believed to be correct, but is not guaranteed. For compliance with Section 1018 of the Residential Lead Based Paint Hazard Act of 1992, interested purchasers have a ten (10) day inspection period prior to the auction for the assessment of possible lead based paint hazards. Any announcement made from the auction stand shall take precedence over any printed matter in this brochure 2022. GAL #113 & #2431 DEMPSEY AUCTION CO REL#H-4921



For plats, brochures, inventory lists, Pre-Registration or further sales information on this auction

**CALL US BY NAME 1.800.DEMPSEY OR
VISIT OUR WEBSITE DEMPSEYAUCTION.COM**